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Tender

Managing Agent Services for the Co-Operative Development Society Limited

the Co-Operative Development Society Limited

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-028450

Procurement identifier (OCID): ocids-h6vhtk-0528cd

Published 29 May 2025, 1:31pm

Scope

Description

CDS is a charitable community benefit society first established in 1975 to support the development of new housing co-ops. Our core purpose is to provide, support and promote co-op and community-led housing - so that more people can shape the things that matter to them - at home, in their neighbourhood or community. We truly value our cooperative roots and we are committed to supporting cooperation as an effective business model and as a set of valuable skills.

As part of our ongoing efforts to support the co-op and community-led housing sector we are looking to procure a managing agent for Frameworks designed to deliver flexible, technology-enabled repairs, maintenance, consultancy and major works services to us and other similar organisations.

The Services required by the framework agreement include, but are not restricted to:

- Open Framework managing agent services (setting up the Open Framework)
- Open Framework management software supply services (supplying a software solution that enables CAs to electronically call-off from the Open Framework)

- Open Framework consultancy support services (providing administration and support services to CAs)
- Other Managing Agent Services

Previous market engagement undertaken via Prior Information Notice reference ocds-h6vhtk-044cbf.

A preliminary market engagement notice was not issued as at the time of the Prior Information Notice being published, the Procurement Act 2023 had not yet come into force, thus publication of a preliminary market engagement notice was not required or possible.

Please note, this procurement is for a standalone single supplier Framework. We are aware that there are technical issues with the Notice that means it may be published showing it is an Open Framework, as defined in the Procurement Act 2023. This is incorrect, and this Framework will be a standalone framework, not an Open Framework.

Commercial tool

Establishes a framework

Total value (estimated)

- £800,000,000 excluding VAT
- £960,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 September 2025 to 31 August 2033
- 8 years

Main procurement category

Services

CPV classifications

- 72000000 - IT services: consulting, software development, Internet and support

Contract locations

- UK - United Kingdom

Framework

Maximum number of suppliers

1

Maximum percentage fee charged to suppliers

0%

Justification for framework term over 4 years

The duration of the Framework will be 8 years. (Note that CDS considers that the nature of the services to be provided under the Framework means that a longer term than 4 years is required (per section 47(2) PA23). CDS's reasons for this are as follows:

- The Framework services need to align with the establishment and operation of the Open Framework, which will last for 8 years.

- A longer period is needed to develop a mature marketplace within the Open Framework.
- The costs of establishing the Open Framework are such that no market operator would be likely to bid for the Framework opportunity unless they have a longer period in which to on-board multiple CAs.)

Framework operation description

Single Supplier Framework - full details set out within procurement documents.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

The Framework is available to be used by any contracting authority (as defined in the Procurement Act 2023), including but not limited to:

- Any registered provider of housing. A list of the current registered providers of housing can be found at:

<https://www.gov.uk/government/publications/registered-providers-of-social-housing/list-of-registered-providers-14-april-2022-accessible-version>

- Any local authority

Participation

Legal and financial capacity conditions of participation

Please refer to full procurement documents.

Technical ability conditions of participation

Please refer to full procurement documents.

Particular suitability

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

20 June 2025, 12:00pm

Tender submission deadline

30 June 2025, 12:00pm

Submission address and any special instructions

Please refer to the full procurement documents, available via www.mytenders.co.uk

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

29 August 2025

Award criteria

Name	Description	Type	Weighting
Technical Questions	As per procurement documents.	Quality	40.00%
Price	As per procurement documents	Price	30.00%
Demonstration	As per procurement documents.	Quality	30.00%

Other information

Description of risks to contract performance

The following risks have been identified that would impact the performance of the Contract, where the impact cannot be known at this stage but may relate to a Contract modification if the risk was to materialise:

1. Risk of legislative changes, regulatory changes or changes in law during the term of a Contract

2. Risk of unforeseen changes to delivery/operational standards
3. Risk of changes in technology, IT solutions or systems
4. Risk of unforeseen increase in Contracting Authority budgets/increased volume of works/services
5. Risk of unforeseen circumstances that cause the value of the Contract to increase (previous examples include BREXIT, war, pandemic and the cost of living crisis)
6. Risk of unforeseen political impact
7. Risk of unforeseen increase in property volume.

Applicable trade agreements

- Government Procurement Agreement (GPA)
- Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=601080

Contents

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=601081

A - Information

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=601082

B - Response

Technical specifications to be met

<http://www.mytenders.co.uk>

Please refer to the full procurement documents.

Contracting authority

the Co-Operative Development Society Limited

- Public Procurement Organisation Number: PGGN-3967-WJPR

Unit A Arc House

London

Se1 3GN

United Kingdom

Contact name: Karen Weeks

Email: procurement@effefftee.co.uk

Website: <https://www.cds.coop/>

Region: UKI44 - Lewisham and Southwark

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

Faithorn Farrell Timms

Summary of their role in this procurement: Procurement Consultant

- Public Procurement Organisation Number: PRTJ-3918-WNWT

Central Court

Orpington

BR6 0JA

United Kingdom

Contact name: Karen Weeks

Email: procurement@effefftee.co.uk

Region: UKI61 - Bromley

Contact organisation

Contact [the Co-Operative Development Society Limited](#) for any enquiries.